

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 11 – Magnolia

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 543

Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$178,000	\$220,500	\$398,500	\$446,700	89.2%	12.95%
2002 Value	\$194,600	\$244,100	\$438,700	\$446,700	98.2%	12.64%
Change	+\$16,600	+\$23,600	+\$40,200		+9.0%	-0.31%
% Change	+9.3%	+10.7%	+10.1%		+10.1%	-2.39%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.31% and -2.39% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales, and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$193,100	\$219,300	\$412,400
2002 Value	\$211,100	\$241,300	\$452,400
Percent Change	+9.3%	+10.0 %	+9.7 %

Number of improved Parcels in the Population: 6017

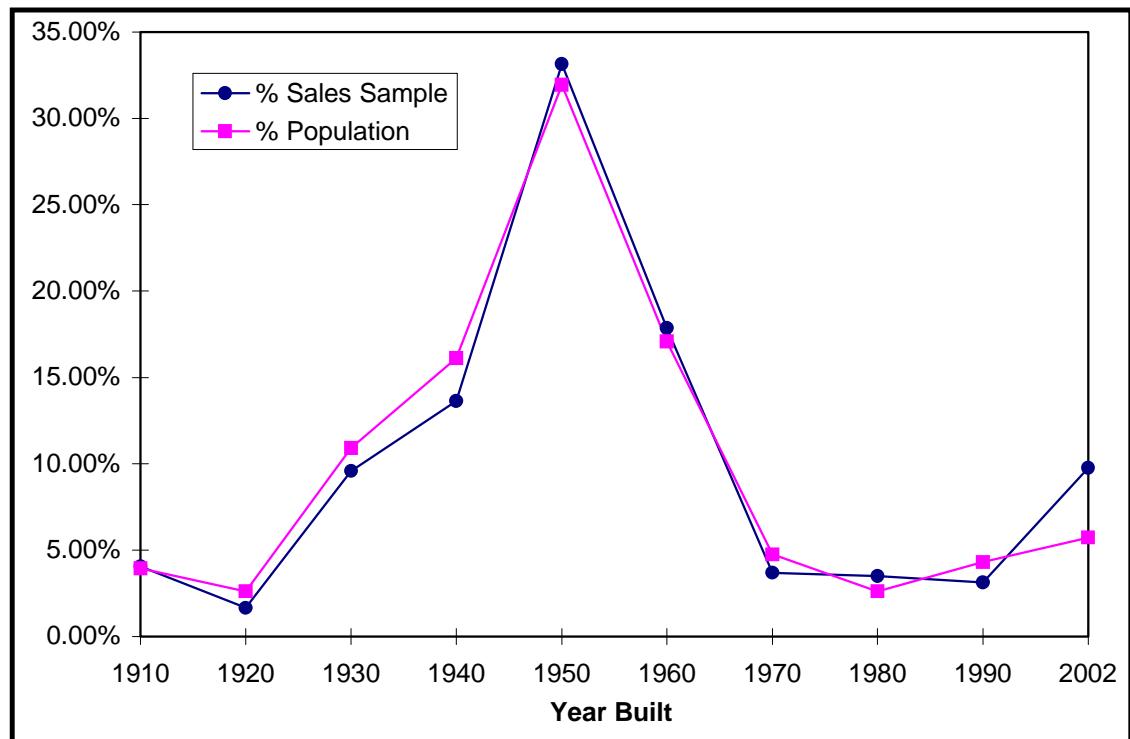
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements on lot size greater than 12000 sqft., improvements which is located in high traffic noise area had higher average ratio (assessed value/ sales price) than other improvements and formula adjusts value upward less than others. Similarly, improvements with good view of Puget sound and building condition good or very good, improvements with building grade 7 and building condition average had lower average ratio than other improvements and formula adjusts value upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	22	4.05%
1920	9	1.66%
1930	52	9.58%
1940	74	13.63%
1950	180	33.15%
1960	97	17.86%
1970	20	3.68%
1980	19	3.50%
1990	17	3.13%
2002	53	9.76%
	543	

Population		
Year Built	Frequency	% Population
1910	237	3.94%
1920	157	2.61%
1930	656	10.90%
1940	970	16.12%
1950	1922	31.94%
1960	1028	17.08%
1970	286	4.75%
1980	157	2.61%
1990	259	4.30%
2002	345	5.73%
	6017	

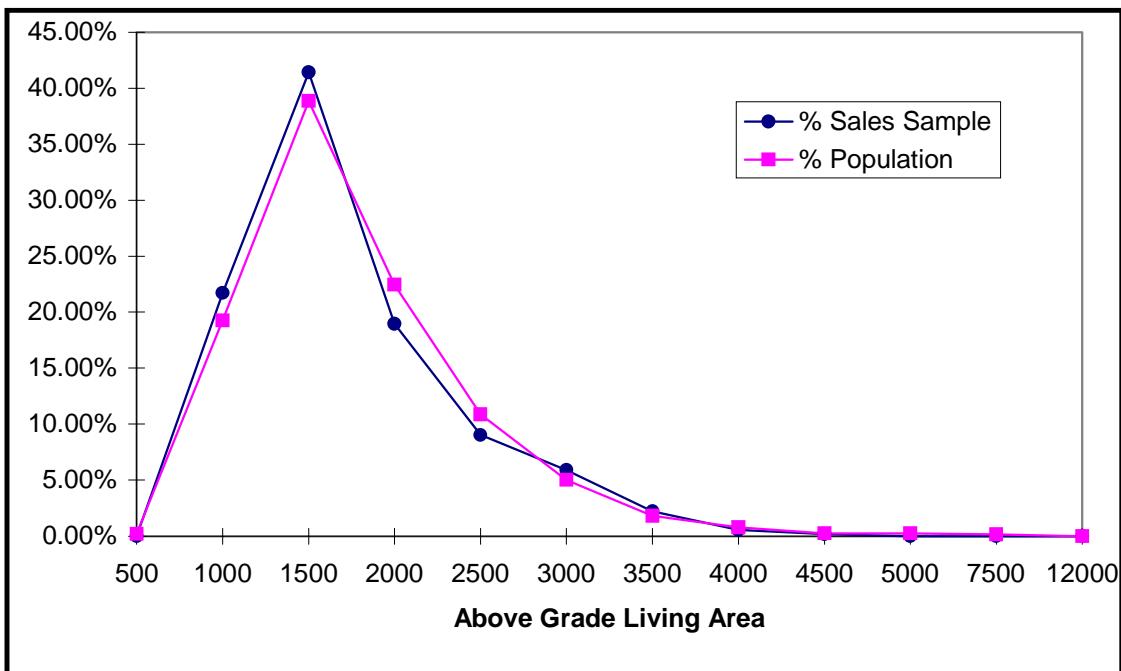


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	118	21.73%
1500	225	41.44%
2000	103	18.97%
2500	49	9.02%
3000	32	5.89%
3500	12	2.21%
4000	3	0.55%
4500	1	0.18%
5000	0	0.00%
7500	0	0.00%
12000	0	0.00%
	543	

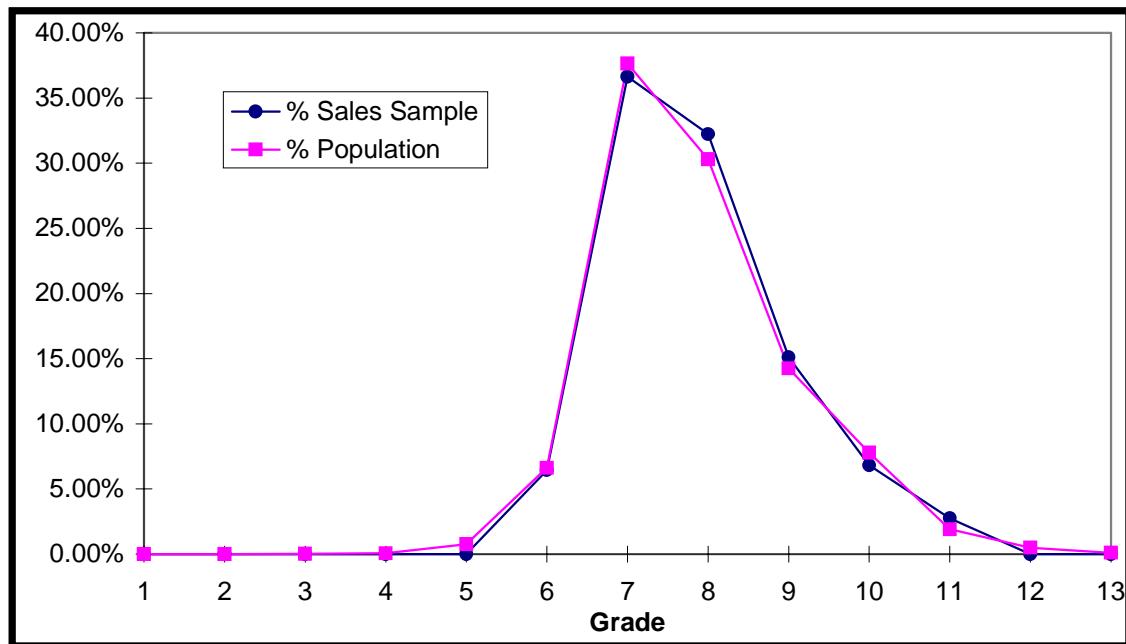
Population		
AGLA	Frequency	% Population
500	13	0.22%
1000	1159	19.26%
1500	2339	38.87%
2000	1352	22.47%
2500	655	10.89%
3000	303	5.04%
3500	109	1.81%
4000	47	0.78%
4500	16	0.27%
5000	15	0.25%
7500	9	0.15%
12000	0	0.00%
	6017	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

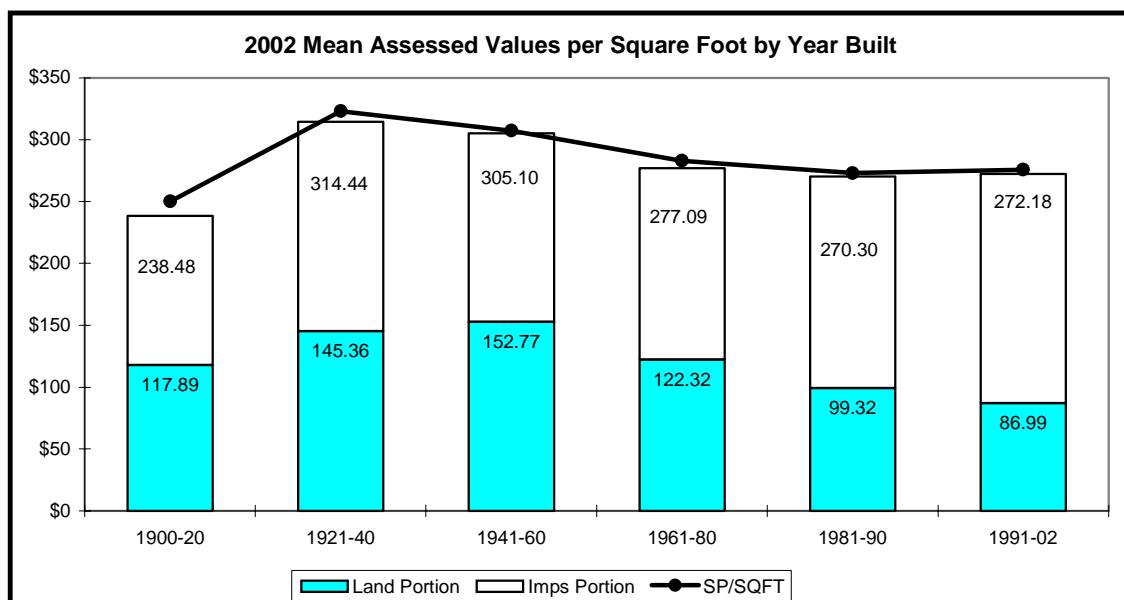
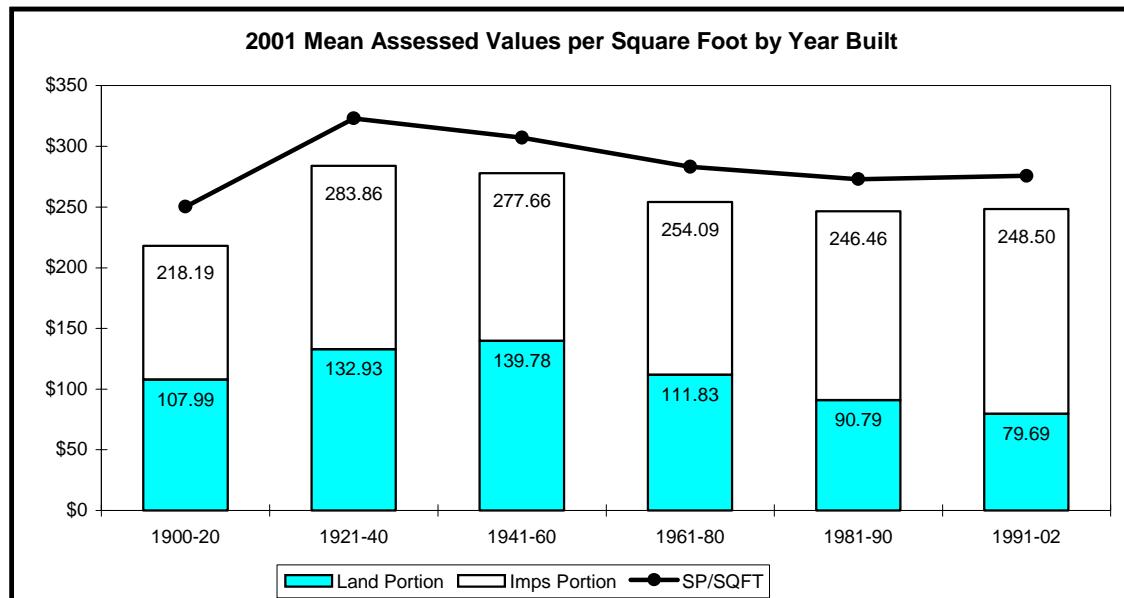
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	4	0.07%
5	0	0.00%	5	46	0.76%
6	35	6.45%	6	398	6.61%
7	199	36.65%	7	2266	37.66%
8	175	32.23%	8	1824	30.31%
9	82	15.10%	9	858	14.26%
10	37	6.81%	10	468	7.78%
11	15	2.76%	11	115	1.91%
12	0	0.00%	12	30	0.50%
13	0	0.00%	13	7	0.12%
	543			6017	



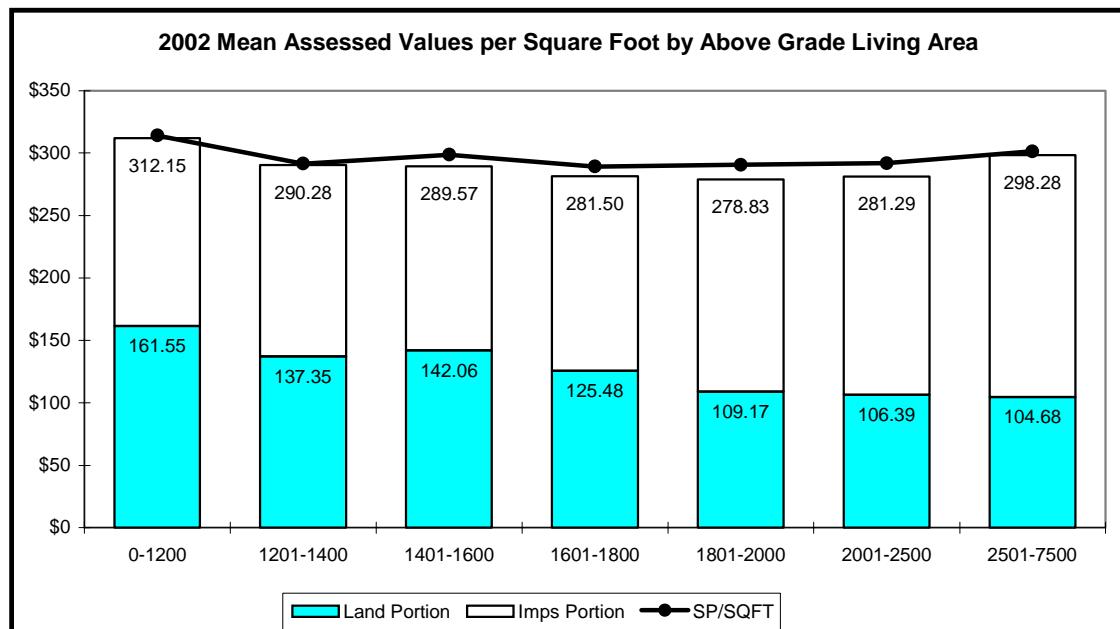
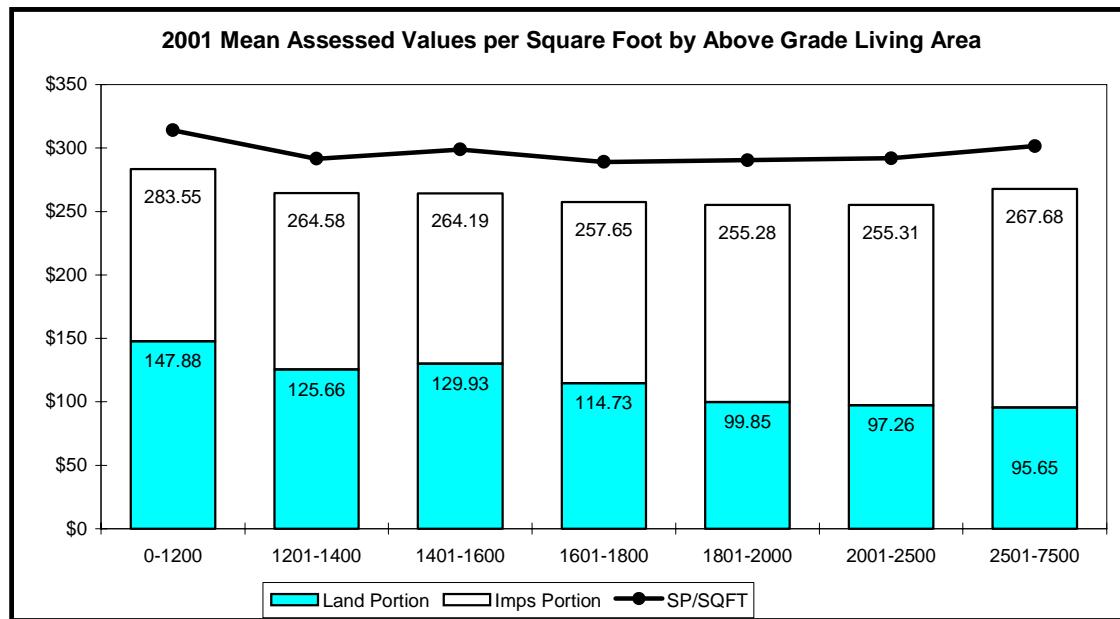
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



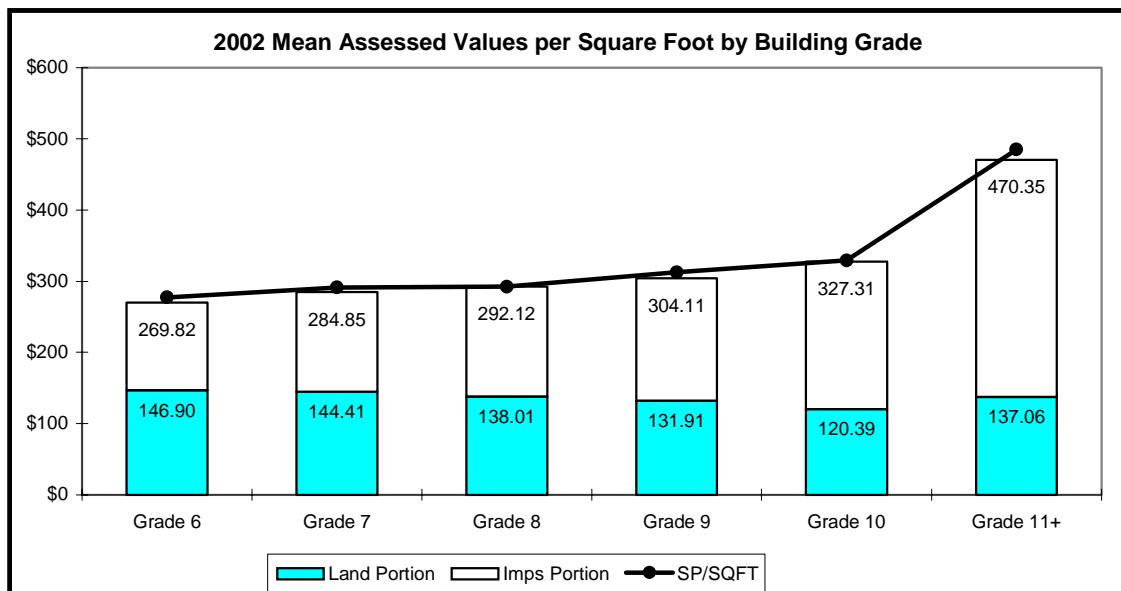
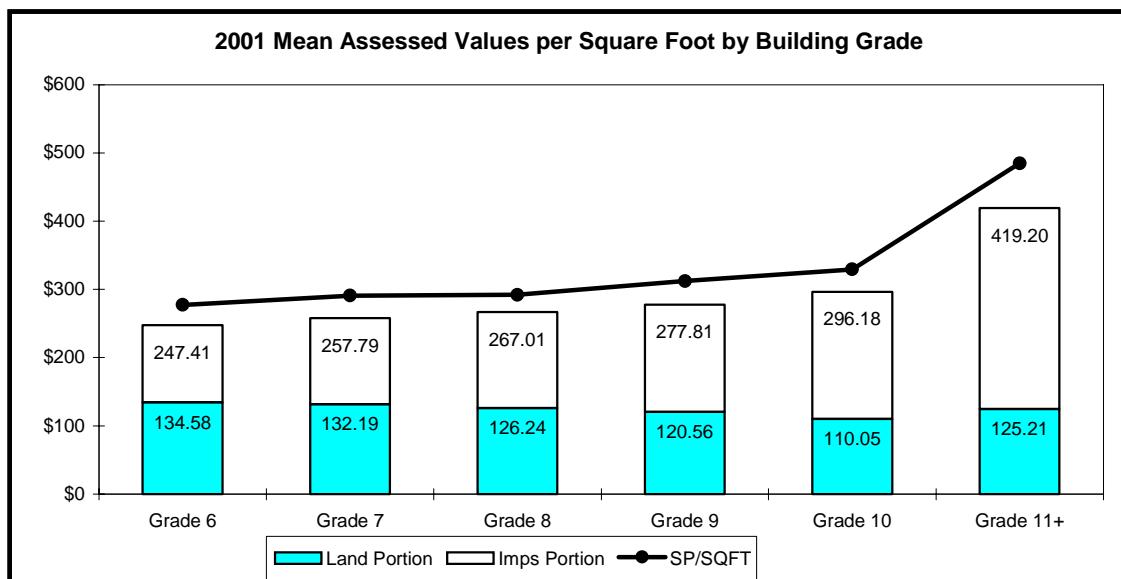
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There is minimum representation of grade 8 and grade 11 homes that had lower ratio in 1801-2500 above grade living area range.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (4 usable land sales) in area 11 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.9125303$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.096$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 543 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic based and neighborhood based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements on lot size greater than 12000 sqft., improvements which is located in high traffic noise area had higher average ratio (assessed value/sales price) than other improvements and formula adjusts value upward less than others. Similarly, improvements with good view of Puget sound and building condition good or very good, improvements with building grade 7 and building condition average had lower average ratio than other improvements and formula adjusts value upward more than others thus improving equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9125303 - (0.1031594* if building condition good or very good and good Puget sound view) – (0.0353335 if building condition average and building grade 7) + (0.1003472 if lot size greater than 12000 sqft.) + (0.04478009 if traffic noise high))

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 12.

Improved parcel Update (Continued)

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2002 Total Value = (2001 Land Value *1.096) + (2001 Imps Value * 1.107)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

If improvements on “exception parcels” (poor condition or % net condition), then

“2002 Total Value = (2001 Land Value*1.096) +(2001 Imps Value *1.00)

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less will be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

If “No Perc” (Sewer System = 3), then

“2002 Total Value = (2001 Land Value *1.0) +(2001 Imp Value * 1.107)

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 11 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.6%

Pugetsound view
good and Building
Condition Good or

Very Good
% Adjustment

Yes
14.0%

Building Grade 7 and
Building Condition

Average
% Adjustment

Yes
4.4%

Lot Size Greater than

12000 Sqft.
% Adjustment

Yes
-10.9%

High Traffic Noise
% Adjustment

Yes
-5.1%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home that is in Good or very good condition and has a good puget sound view would receive approximately a net 23.6% upward adjustment (9.6% overall + 14.0 % Condition Good or very Good and Good Puget Sound view). 3% of total population would get this adjustment.

A home with lotsize greater than 12000 sqft. would receive 1.3% downward adjustment. 2.8% of population would get this adjustment.

A home located in a high traffic noise area would receive approximately 4.5% upward adjustment. 4% of population would get this adjustment.

A home with building grade 7 and average condition would receive 13.0% upward adjustment. 14% of total population would get this adjustment.

Approximately, 74% of the population in the area 11 are adjusted by the overall alone. There are 6017 parcels with one improvement that has 1-3 living units.

This area was physically inspected in 2000.

Area 11 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6	35	0.884	0.963	9.0%	0.920	1.007
7	199	0.884	0.976	10.5%	0.959	0.994
8	175	0.908	0.993	9.3%	0.976	1.011
9	82	0.889	0.974	9.5%	0.943	1.005
10	37	0.897	0.991	10.5%	0.944	1.039
11	15	0.861	0.974	13.1%	0.901	1.047
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1920	31	0.851	0.929	9.2%	0.873	0.986
1921-1940	126	0.874	0.972	11.2%	0.948	0.996
1941-1960	277	0.903	0.993	10.0%	0.978	1.007
1961-1980	39	0.898	0.976	8.7%	0.937	1.015
1981-1990	17	0.913	0.998	9.3%	0.916	1.081
1991-2002	53	0.902	0.988	9.5%	0.958	1.017
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	225	0.895	0.983	9.9%	0.967	1.000
Good	240	0.899	0.985	9.5%	0.969	1.001
Very Good	78	0.869	0.973	11.9%	0.942	1.003
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	335	0.901	0.990	9.8%	0.977	1.002
1.5	52	0.891	0.972	9.1%	0.927	1.018
2	147	0.878	0.973	10.7%	0.950	0.995
2.5	2	0.925	1.013	9.5%	0.759	1.267
3	7	0.944	1.033	9.5%	0.962	1.104
Traffic Noise	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
No	457	0.896	0.986	10.0%	0.975	0.997
High	29	0.935	0.982	5.0%	0.926	1.038

Area 11 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

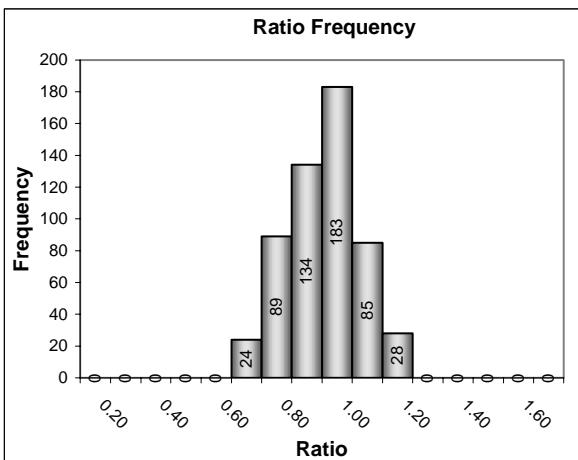
It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1200	212	0.904	0.995	10.1%	0.980	1.011
1201-1400	97	0.907	0.995	9.7%	0.971	1.019
1401-1600	55	0.885	0.969	9.6%	0.932	1.007
1601-1800	48	0.891	0.974	9.2%	0.939	1.008
1801-2000	34	0.879	0.960	9.2%	0.912	1.007
2001-2500	49	0.874	0.962	10.1%	0.916	1.009
2501-7500	48	0.886	0.988	11.5%	0.948	1.027
Good Puget Sound View and Good or Very Good Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	526	0.899	0.982	9.3%	0.971	0.993
Y	17	0.807	0.983	21.8%	0.906	1.059
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	252	0.900	0.985	9.4%	0.970	1.001
Y	291	0.887	0.980	10.5%	0.966	0.995
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	17	0.911	0.980	7.7%	0.928	1.033
5	140	0.891	0.987	10.7%	0.964	1.009
7	200	0.891	0.976	9.5%	0.958	0.993
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-3000	26	0.898	0.985	9.8%	0.940	1.030
3001-4000	52	0.901	0.988	9.7%	0.954	1.022
4001-5000	107	0.910	1.007	10.6%	0.983	1.030
5001-6000	203	0.891	0.983	10.3%	0.966	1.000
6001-8000	107	0.864	0.951	10.1%	0.925	0.978
8001-12000	37	0.888	0.995	12.1%	0.949	1.040
12001 - +	11	0.974	0.985	1.2%	0.915	1.056

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC/ Team 1	Lien Date: 01/01/2001	Date of Report: 6/28/2002	Sales Dates: 1/2000 - 12/2001
Area 11	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 543			
<i>Mean Assessed Value</i>	398,500		
<i>Mean Sales Price</i>	446,700		
<i>Standard Deviation AV</i>	194,203		
<i>Standard Deviation SP</i>	235,128		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.909		
<i>Median Ratio</i>	0.915		
<i>Weighted Mean Ratio</i>	0.892		
UNIFORMITY			
<i>Lowest ratio</i>	0.640		
<i>Highest ratio:</i>	1.196		
<i>Coefficient of Dispersion</i>	10.42%		
<i>Standard Deviation</i>	0.118		
<i>Coefficient of Variation</i>	12.95%		
<i>Price Related Differential (PRD)</i>	1.019		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.901		
<i>Upper limit</i>	0.931		
95% Confidence: Mean			
<i>Lower limit</i>	0.899		
<i>Upper limit</i>	0.919		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6017		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.118		
Recommended minimum:	22		
Actual sample size:	543		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	262		
# ratios above mean:	281		
<i>Z:</i>	0.815		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



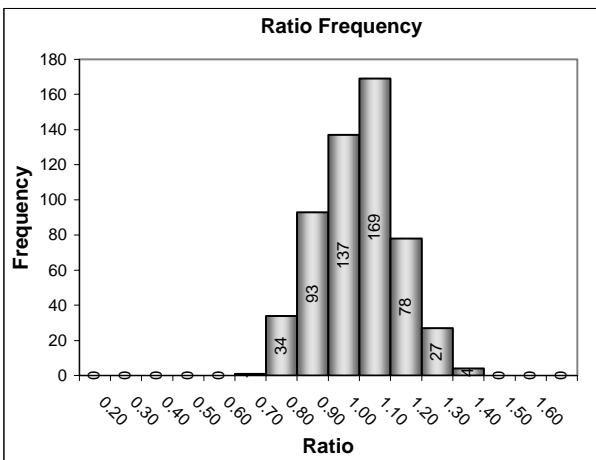
COMMENTS:

Single Family Residences throughout area 11.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC/ Team 1	Lien Date: 01/01/2002	Date of Report: 6/28/2002	Sales Dates: 1/2000 - 12/2001
Area 11	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 543 Mean Assessed Value 438,700 Mean Sales Price 446,700 Standard Deviation AV 219,585 Standard Deviation SP 235,128			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.999 Median Ratio 1.005 Weighted Mean Ratio 0.982			
UNIFORMITY			
Lowest ratio 0.700 Highest ratio: 1.309 Coefficient of Dispersion 10.15% Standard Deviation 0.126 Coefficient of Variation 12.64% Price Related Differential (PRD) 1.017			
RELIABILITY			
95% Confidence: Median Lower limit 0.993 Upper limit 1.020 95% Confidence: Mean Lower limit 0.988 Upper limit 1.009			
SAMPLE SIZE EVALUATION			
N (population size) 6017 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.126 Recommended minimum: 25 Actual sample size: 543 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 259 # ratios above mean: 284 z: 1.073 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 11.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 11
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	057300	0040	06/25/01	650000	1130	1000	8	1958	4	5500	Y	N	5422 40TH AV W
1	057300	0095	07/03/01	510000	1240	1240	8	1959	4	4869	Y	N	5446 40TH AV W
1	102503	9213	07/23/01	840000	1410	400	8	1952	3	7100	Y	Y	3708 W COMMODORE WY
1	057300	0285	10/18/01	402500	1440	0	8	1958	3	7700	Y	N	5417 42ND AV W
1	057300	0460	09/26/00	392000	1470	1190	8	1956	4	3907	Y	N	5615 40TH AV W
1	057300	0105	02/08/01	520000	1470	680	8	1956	4	4818	Y	N	5452 40TH AV W
1	423640	0100	12/15/00	345000	1530	0	8	1963	3	5600	Y	N	4618 LAWTON LN W
1	057300	0170	12/11/00	450000	1770	0	8	1975	3	6000	Y	N	5435 40TH AV W
1	102503	9220	09/05/00	515000	2100	0	8	1952	5	9375	N	N	3771 W COMMODORE WY
1	057300	0610	04/21/00	504000	1780	0	9	1940	4	4700	Y	N	5626 40TH AV W
1	057300	0205	07/14/00	568000	2350	0	9	1966	4	6000	N	N	5441 40TH AV W
													3756 W W COMMODORE WY
1	102503	9314	07/25/01	925000	3040	0	9	1997	3	5541	Y	Y	
1	102503	9280	03/21/00	795000	3080	850	9	1981	4	15172	Y	N	4546 W CRAMER ST
1	102503	9304	02/22/01	790900	1960	1170	10	1990	3	7209	N	N	3759 W COMMODORE WY
1	102503	9285	06/15/00	750000	2210	980	10	1984	3	8159	Y	N	4812 40TH AV W
1	102503	9115	08/02/01	775000	3320	0	10	1988	3	21700	N	N	4250 W CRAMER ST
1	102503	9239	10/23/01	899000	3480	0	10	1990	3	10080	Y	N	3704 W LAWTON ST
3	277060	0281	03/21/00	214950	670	640	6	1924	4	4950	Y	N	2323 W EMERSON ST
3	668150	0140	06/04/01	194500	700	0	6	1950	4	2907	N	N	2822 24TH AV W
3	668150	0130	02/17/00	213700	720	220	6	1999	3	2872	N	N	2828 24TH AV W
3	701070	1095	10/03/00	200000	750	0	6	1930	3	4000	N	N	4430 29TH AV W
3	423540	0230	04/17/01	180000	760	0	6	1920	3	5683	N	N	4410 BRYGGER DR W
3	277060	2045	11/27/00	219000	790	0	6	1905	3	4800	Y	N	3014 22ND AV W
3	277060	0395	08/14/01	210000	790	0	6	1944	4	5024	Y	N	3637 23RD AV W
3	701070	0535	05/09/01	214200	840	110	6	1910	3	3400	N	N	4344 31ST AV W
3	277060	1055	07/23/01	265000	840	0	6	1950	3	6000	Y	N	2817 22ND AV W
3	277060	1696	02/15/01	245000	850	0	6	1940	3	6000	Y	N	3432 22ND AV W
3	701070	0030	02/02/00	196500	870	0	6	1947	3	4800	Y	N	4225 28TH AV W

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3	036900	0810	08/29/00	200000	870	330	6	1949	3	5400	N	N	4018 BURTON PL W
3	277060	2154	03/21/01	197500	870	0	6	1962	3	3425	Y	N	2854 22ND AV W
3	668150	0135	08/25/00	229000	880	400	6	1910	5	2888	N	N	2824 24TH AV W
3	277060	0300	01/29/01	245000	910	0	6	1910	3	7000	Y	N	3644 24TH AV W
3	277060	1650	04/10/01	250000	920	0	6	1944	3	6000	N	N	3637 22ND AV W
3	277060	5944	09/12/01	208000	950	0	6	1945	3	5170	N	N	4417 10TH PL W
3	277160	3105	02/10/01	315000	1010	0	6	1925	4	4000	Y	N	2648 W BOSTON ST
3	277110	1250	10/12/01	199950	1040	0	6	1929	3	2000	N	N	3812 23RD AV W
3	693360	0340	07/13/01	285000	1230	0	6	1909	3	6720	Y	N	3249 25TH AV W
3	701070	0300	06/26/01	339950	1260	0	6	1949	5	6699	N	N	4206 30TH AV W
3	423790	1514	08/02/01	360000	1290	0	6	1920	3	4000	Y	N	4522 36TH AV W
3	277060	1466	09/12/01	205900	580	650	7	1997	3	1637	Y	N	3428 23RD AV W
3	277060	1170	06/13/01	355000	710	350	7	1950	5	6000	Y	N	3012 23RD AV W
3	036900	0275	05/02/00	219950	720	0	7	1948	3	5750	Y	N	4052 WILLIAMS AV W
3	277060	1865	05/01/00	249900	780	0	7	1944	4	6000	Y	N	3206 22ND AV W
3	277060	1415	07/24/01	245000	780	0	7	1944	4	6000	Y	N	3247 22ND AV W
3	423790	1124	09/20/00	289000	790	420	7	1950	3	3514	N	N	3917 W MCCORD PL
3	423790	0210	05/04/00	228000	820	820	7	1939	3	4344	Y	N	2918 W GOVERNMENT WY
3	277060	2265	06/07/01	204000	830	0	7	1908	3	4200	N	N	2849 21ST AV W
3	232630	0090	07/23/01	311000	830	400	7	1947	4	4725	Y	N	2819 W ELMORE PL
3	701070	0185	12/10/01	279000	830	250	7	1947	3	6000	Y	N	2821 W JAMESON ST
3	277060	1012	12/11/00	270000	840	310	7	1947	3	6000	Y	N	2822 23RD AV W
3	701070	1025	02/26/01	275000	850	100	7	1953	3	4000	Y	N	4433 28TH PL W
3	036900	0005	10/04/00	245250	870	0	7	1947	4	5500	Y	N	4057 WILLIAMS AV W
3	701070	0835	07/14/00	230000	880	150	7	1947	4	4000	N	N	3013 W GOVERNMENT WY
3	277110	1200	10/26/00	236500	890	810	7	1944	3	4250	N	N	2210 W EMERSON ST
3	924190	0035	02/22/00	215000	910	160	7	1915	3	5346	N	N	3021 24TH AV W
3	277060	1760	02/13/01	219000	920	0	7	1944	5	3339	Y	N	3423 21ST AV W
3	277160	3790	11/27/01	320000	920	0	7	1926	3	4000	Y	N	2628 W CROCKETT ST

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3	701070	0560	05/03/01	298000	930	150	7	1954	3	4060	N	N	4324 31ST AV W
3	277060	1005	07/10/00	299900	940	840	7	1956	4	6000	Y	N	2830 23RD AV W
3	423790	0675	04/26/00	222000	950	0	7	1946	3	5500	N	N	4517 32ND AV W
3	701070	0150	12/18/00	320000	960	600	7	1959	4	5100	Y	N	4233 28TH PL W
3	701070	0090	08/14/00	282500	970	770	7	1947	4	5000	Y	N	4214 28TH PL W
3	277060	0890	03/10/00	307000	980	980	7	1955	3	2997	Y	N	2600 23RD AV W
3	026900	0598	09/27/00	390000	980	0	7	1947	3	5546	Y	N	2560 25TH AV W
3	924190	0115	05/22/00	298000	990	260	7	1954	4	5760	Y	N	3018 25TH AV W
3	277060	0574	06/18/01	250000	990	0	7	1951	4	5000	Y	N	2323 W BERTONA ST
3	701070	1305	08/22/01	280000	990	500	7	1950	4	3325	Y	N	2816 W JAMESON ST
3	036900	0955	04/19/01	292000	1010	0	7	1993	3	6000	Y	N	3817 24TH AV W
3	668150	0170	07/06/00	252500	1020	600	7	1974	3	2959	Y	N	2354 W ARMOUR ST
3	277060	0735	02/09/01	247000	1020	640	7	1951	3	6350	N	N	3020 24TH AV W
3	701070	0900	03/23/00	331000	1040	650	7	1953	4	4400	N	N	4413 29TH AV W
3	277060	1020	08/17/00	259000	1040	300	7	1952	4	6000	Y	N	2812 23RD AV W
3	277060	0445	11/19/01	249990	1050	1050	7	1954	3	7000	N	N	3446 24TH AV W
3	277060	2005	12/01/00	257500	1070	0	7	1906	5	3998	Y	N	3034 22ND AV W
3	119200	0690	05/31/01	351500	1070	150	7	1942	3	6250	N	N	3024 28TH AV W
3	119300	0315	05/04/01	300000	1080	300	7	1927	4	6339	Y	N	3200 WHALLEY PL W
3	277160	4665	09/08/00	275000	1090	140	7	1926	4	6000	Y	N	2617 W NEWTON ST
3	277060	5965	03/23/00	268000	1100	470	7	1976	3	4400	Y	N	4401 WILLIAMS AV W
3	503630	0240	07/13/01	405000	1100	1070	7	1951	4	6000	Y	N	3712 28TH AV W
3	036900	0380	06/04/01	287000	1110	790	7	1928	4	5500	Y	N	4041 27TH AV W
3	701070	0280	06/21/01	335000	1130	570	7	1983	3	4000	N	N	2919 W MANSELL ST
3	119300	0215	06/27/00	317500	1140	0	7	1929	4	3125	N	N	3212 27TH AV W
3	277060	1060	10/16/00	280000	1140	0	7	1930	3	6000	Y	N	2821 22ND AV W
3	277060	1485	05/24/00	312000	1170	500	7	1953	3	6000	Y	N	3406 23RD AV W
3	701070	1115	05/18/00	390000	1180	600	7	1976	5	4000	Y	N	4412 29TH AV W
3	701070	1300	08/23/01	300000	1190	0	7	1974	3	3600	Y	N	4400 28TH PL W

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3	277060	6930	09/26/00	325000	1200	1620	7	1960	5	9765	Y	N	4200 27TH AV W
3	026900	0070	04/10/01	387000	1200	900	7	1956	3	7680	Y	N	2926 25TH AV W
3	232130	0066	06/20/01	425000	1200	130	7	1937	4	5000	Y	N	2310 29TH AV W
3	277160	4700	09/18/01	329000	1200	0	7	1923	4	4000	N	N	2643 W NEWTON ST
3	277160	4055	01/14/00	339000	1210	600	7	1949	4	6500	Y	N	2004 26TH AV W
3	036900	0950	05/10/01	300000	1210	0	7	1946	3	6000	Y	N	3813 24TH AV W
3	503630	0215	05/16/01	368000	1210	0	7	1947	4	6000	Y	N	3618 28TH AV W
3	693360	0275	08/14/01	292500	1220	240	7	1962	3	5040	Y	N	3211 25TH AV W
3	277160	4685	03/28/01	342500	1230	350	7	1937	4	4000	N	N	2631 W NEWTON ST
3	277060	1545	04/11/01	250000	1230	530	7	1928	4	6000	Y	N	3451 22ND AV W
3	691770	0480	02/08/01	282000	1240	440	7	1941	3	8640	Y	N	4014 29TH AV W
3	232130	0240	05/22/00	410000	1290	240	7	1940	3	5000	Y	N	2911 W BOSTON ST
3	119200	0724	06/28/01	431000	1300	240	7	1946	3	5600	N	N	3004 28TH AV W
3	693360	0395	12/27/00	302000	1320	1100	7	1963	3	5016	Y	N	3242 25TH AV W
3	277060	6600	03/17/00	354000	1330	700	7	1958	4	5775	Y	N	4255 WILLIAMS AV W
3	026900	1125	05/22/01	375000	1330	490	7	1938	4	10240	Y	N	2513 25TH AV W
3	026900	0855	07/24/01	377500	1340	0	7	1927	3	5632	N	N	2563 27TH AV W
3	036900	0370	10/23/01	299950	1360	800	7	1955	3	5500	Y	N	4033 27TH AV W
3	693360	0065	02/04/00	295000	1370	0	7	1908	4	2700	Y	N	3249 26TH AV W
3	691770	0415	10/13/00	364950	1390	300	7	1955	3	7321	Y	N	2902 W THURMAN ST
3	423790	1474	05/31/01	375000	1390	0	7	1946	4	4084	N	N	4555 35TH AV W
3	668150	0205	07/27/00	309000	1400	500	7	1963	4	5000	N	N	2827 PATTEN PL W
3	232130	0271	02/14/01	457500	1410	0	7	1925	5	3575	N	N	2102 CONDON WY W
3	277060	0430	11/16/01	387000	1410	960	7	1965	3	5000	N	N	3456 24TH AV W
3	277160	3920	08/18/00	340000	1430	0	7	1921	3	4000	N	N	2646 W NEWTON ST
3	036900	0190	06/06/00	370000	1460	680	7	1959	3	5800	N	N	3838 WILLIAMS AV W
3	277160	3380	09/28/01	580000	1460	890	7	1942	5	8000	Y	N	2451 W LYNN ST
3	693360	0170	05/04/01	475000	1490	300	7	1914	4	6720	Y	N	3248 26TH AV W
3	701070	0960	09/19/01	355000	1660	0	7	1924	5	4400	N	N	4418 30TH AV W

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3	423790	1505	05/16/00	330000	1710	0	7	1992	3	4000	Y	N	4514 36TH AV W
3	423790	1120	06/21/01	325000	1820	410	7	1907	5	4800	N	N	4526 35TH AV W
3	277160	3135	02/23/01	431000	1920	0	7	1941	5	4000	Y	N	2626 W BOSTON ST
3	277060	0205	01/31/00	275000	1930	0	7	1950	4	4100	Y	N	3817 23RD AV W
3	423790	0100	03/16/01	360000	1930	400	7	1906	4	5434	N	N	4512 32ND AV W
3	119200	0110	12/07/01	375000	2000	240	7	1926	4	5312	Y	N	3029 26TH AV W
3	119200	0175	03/21/01	560000	2070	0	7	1926	4	6250	Y	N	3003 26TH AV W
3	423790	1200	03/08/01	460000	2350	0	7	1910	5	3417	N	N	4558 35TH AV W
3	277160	0440	10/10/01	375000	960	960	8	1952	3	5000	Y	N	2301 W RAYE ST
3	277160	4000	11/15/00	373000	1060	250	8	1948	3	4000	Y	N	2619 W CROCKETT ST
3	277160	4791	12/26/00	309777	1070	350	8	1952	4	4000	Y	N	2600 W HOWE ST
3	277060	0226	10/17/01	250000	1120	380	8	1996	3	1958	Y	N	3837 B 23RD AV W
3	277160	3370	10/12/01	445000	1130	450	8	1951	4	4000	Y	N	2441 W LYNN ST
3	026900	0270	02/02/00	390000	1170	850	8	1954	4	5160	Y	N	2620 W ARMOUR ST
3	026900	1162	06/08/00	393000	1170	110	8	1947	5	7080	Y	N	2527 24TH AV W
3	277160	0595	10/22/01	342500	1190	600	8	1953	3	5000	Y	N	2219 W HALLADAY ST
3	277060	0862	04/30/01	335000	1220	540	8	1994	3	2250	Y	N	2626 23RD AV W
3	277160	3205	09/17/01	432500	1240	700	8	1973	3	4000	Y	N	2631 W LYNN ST
3	036900	0735	05/19/00	300000	1250	740	8	1991	3	5088	Y	N	4068 BURTON PL W
3	119200	0568	02/14/00	367000	1260	900	8	1946	4	6250	N	N	2704 W BARRETT ST
3	277160	0635	04/26/00	354800	1260	1260	8	1959	3	5000	Y	N	2235 W HALLADAY ST
3	277160	3820	12/16/01	532500	1260	200	8	1946	4	4000	Y	N	2602 W CROCKETT ST
3	277160	3990	08/21/01	425000	1280	200	8	1950	4	4000	N	N	2611 W CROCKETT ST
3	026900	1170	02/22/01	397000	1290	400	8	1953	4	5760	Y	N	2406 25TH AV W
3	701070	0140	01/12/00	326000	1320	400	8	1959	3	5031	Y	N	4225 28TH PL W
3	277060	1677	07/19/00	280000	1330	240	8	2000	3	1486	Y	N	2119 W RUFFNER ST
3	277060	1679	08/18/00	289500	1330	240	8	2000	3	2029	Y	N	2217 W RUFFNER ST
3	026900	1068	08/14/00	385000	1340	350	8	1952	3	5760	Y	N	2603 W HALLADAY ST
3	277060	1732	09/06/00	270000	1340	450	8	2000	3	1447	Y	N	2118 W BERTONA ST

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3	232130	0065	09/21/00	542500	1350	1000	8	1951	5	5000	Y	N	2819 W MCGRAW ST
3	026900	1145	11/19/01	465000	1350	980	8	1957	3	7080	Y	N	2419 W HALLADAY ST
3	026900	1168	01/19/00	375000	1360	460	8	1953	4	5760	Y	N	2410 25TH AV W
3	026900	0415	10/02/01	370000	1360	450	8	1955	3	6400	Y	N	2618 27TH AV W
3	691770	0380	06/26/00	349950	1370	280	8	1950	3	7595	Y	N	4033 29TH AV W
3	277060	1731	08/28/00	258600	1380	450	8	2000	3	1734	Y	N	2114 W BERTONA ST
3	277060	1762	11/29/00	274950	1390	400	8	2000	3	1376	Y	N	3425 B 21ST AV W
3	277060	1763	01/12/01	274950	1390	400	8	2000	3	1288	Y	N	3425 A 21ST AV W
3	277160	3840	08/16/01	410000	1390	0	8	1931	4	5000	Y	N	2613 W BOSTON ST
3	232130	0517	06/15/00	395000	1450	0	8	1973	4	6250	Y	N	2810 W HOWE ST
3	026900	0435	06/13/01	413000	1460	540	8	1955	3	5220	Y	N	2606 W RAYE ST
3	277060	0202	03/07/00	354950	1590	630	8	1999	3	2900	Y	N	3813 A 23RD AV W
3	202120	0200	02/06/01	605000	1590	170	8	1941	5	6302	Y	N	1805 28TH AV W
3	277060	0207	08/17/01	364000	1590	630	8	1999	3	2900	Y	N	3813 B 23RD AV W
3	277060	1375	12/12/00	343950	1610	0	8	1905	5	6000	Y	N	3219 22ND AV W
3	668150	0005	01/25/00	343950	1620	580	8	1966	4	8820	Y	N	3002 24TH AV W
3	142503	9012	12/11/00	520000	1620	360	8	1924	5	5530	Y	N	3416 28TH AV W
3	026900	0390	05/24/01	405000	1640	510	8	1955	4	5040	N	N	2709 W FULTON ST
3	277060	1637	03/31/00	249000	1670	0	8	2000	3	1159	N	N	3625 22ND AV W
3	277060	1639	04/26/00	269000	1670	0	8	2000	3	1159	N	N	3621 22ND AV W
3	277160	4705	04/18/00	389000	1690	0	8	1930	4	4000	N	N	2645 W NEWTON ST
3	924190	0280	06/01/00	350000	1690	0	8	1947	3	8448	Y	N	2947 1/2 25TH AV W
3	026900	1065	08/29/00	445000	1730	950	8	1955	3	7680	Y	N	2515 26TH AV W
3	232130	0410	10/15/01	425000	1730	150	8	1924	5	5000	Y	N	2015 29TH AV W
3	119300	0705	10/24/01	485000	1740	0	8	1940	4	6000	Y	N	2607 27TH AV W
3	277160	0460	08/02/01	599000	1840	1300	8	1960	4	5000	Y	N	2309 W RAYE ST
3	026900	1265	03/20/01	557500	1860	1000	8	1963	3	7680	Y	N	2505 W SMITH ST
3	119300	0440	09/05/00	550000	1950	230	8	1927	4	7800	Y	N	2904 28TH AV W
3	277160	3171	07/20/01	594000	1950	300	8	1940	5	5500	Y	N	2605 W LYNN ST

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3	119300	0190	05/22/01	495000	2020	0	8	1941	5	6250	N	N	3237 WHALLEY PL W
3	924190	0030	02/14/01	470000	2160	0	8	2000	3	5346	N	N	3019 24TH AV W
3	277160	0515	07/16/01	595000	2230	290	8	1952	5	5200	Y	N	2502 24TH AV W
3	119300	0230	05/22/01	455000	2240	220	8	1927	4	4419	Y	N	2650 W DRAVUS ST
3	119300	0010	09/28/01	570000	2260	0	8	1988	3	6250	N	N	3246 28TH AV W
3	277160	0640	01/03/01	462500	2300	1040	8	1942	5	7500	Y	N	2345 W HALLADAY ST
3	277160	2979	01/25/00	367500	2420	0	8	1986	3	4000	Y	N	2414 W LYNN ST
3	924190	0155	08/08/00	545000	2540	0	8	2000	3	4224	Y	N	2941 25TH AV W
3	277160	0415	08/01/01	498000	2720	720	8	1965	3	5000	Y	N	2215 W RAYE ST
3	701070	0936	04/10/00	495500	2860	0	8	2000	3	4442	Y	N	4432 30TH AV W
3	277060	1515	09/26/01	475000	3750	0	8	1969	3	6000	N	N	3421 22ND AV W
3	202120	0175	09/25/01	463500	1350	220	9	1937	4	5846	Y	N	1820 CONDON WY W
3	277160	3030	05/24/01	499000	1720	420	9	1955	4	5107	Y	N	2654 W LYNN ST
3	423540	0286	12/14/00	460000	1880	0	9	1995	3	4036	N	N	4419 BRYGGER DR W
3	423540	0288	05/21/01	365000	1910	0	9	1995	3	4949	N	N	4401 BRYGGER DR W
3	701070	1042	12/22/00	319000	1920	170	9	1977	3	4000	Y	N	4447 28TH PL W
3	277160	3890	01/10/00	540000	1960	700	9	1931	5	4000	N	N	2649 W BOSTON ST
3	277060	5925	07/24/01	344500	2050	0	9	1979	3	5106	Y	N	4428 28TH AV W
3	423790	1475	12/13/00	475000	2230	640	9	2000	3	5831	N	N	3508 35TH AV W
3	693360	0105	11/10/00	539000	2300	210	9	1992	3	4228	Y	N	3221 26TH AV W
3	036900	0280	05/01/00	675000	2350	800	9	1999	3	5500	Y	N	4046 WILLIAMS AV W
3	026900	0925	08/15/00	589000	2370	300	9	1949	4	6400	Y	N	2512 28TH AV W
3	277060	5930	09/26/00	350000	2700	0	9	1979	3	5033	N	N	4421 WILLIAMS AV W
3	026900	0061	05/08/00	595000	3080	0	9	2000	3	7296	Y	N	2935 25TH AV W
3	924190	0150	05/17/00	606640	3080	0	9	2000	3	8448	Y	N	2939 25TH AV W
3	232130	0516	01/04/00	600000	3140	500	9	1919	4	7600	Y	N	1909 28TH AV W
3	277160	3716	10/16/00	692206	2260	970	10	2000	3	4000	Y	N	2427 W BOSTON ST
3	924190	0080	09/01/00	590000	2540	650	10	2000	3	3810	Y	N	3044 25TH AV W
3	924190	0085	09/11/00	605000	2550	560	10	2000	3	4614	Y	N	3040 25TH AV W

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3	503630	0431	08/16/01	716000	3520	0	10	2001	3	6353	Y	N	3404 27TH AV W
5	137080	3660	08/01/00	240950	800	280	7	1944	3	5014	N	N	2151 34TH AV W
5	137080	3645	06/13/00	321702	920	400	7	1944	4	5097	Y	N	2142 MONTVALE PL W
5	137080	3620	03/13/01	385000	970	420	7	1942	3	4852	Y	N	2120 MONTVALE PL W
5	137080	4480	11/15/01	310000	970	0	7	1944	3	4233	N	N	2121 33RD AV W
5	354790	0020	06/11/01	280000	1000	240	7	1951	4	5000	N	N	2721 W HOWE ST
5	137680	0215	07/09/01	360000	1020	860	7	1939	3	8868	Y	N	2602 37TH AV W
5	137680	0185	06/23/00	384500	1130	1000	7	1940	4	8629	Y	N	2628 37TH AV W
5	232503	9064	10/19/01	420000	1150	450	7	1941	4	6120	N	N	2135 CONDON WY W
5	503530	0985	12/01/01	370000	1240	770	7	1950	4	5180	Y	N	3601 PERKINS LN W
5	327130	1175	09/15/00	340000	1270	0	7	1939	4	5800	N	N	3250 VIEWMONT WY W
5	222503	9084	08/10/01	289500	1550	0	7	1943	3	6050	N	N	2833 36TH AV W
5	202120	0145	03/01/01	425000	2040	190	7	1926	4	5000	Y	N	2902 W BLAINE ST
5	503530	0885	10/24/00	410000	1040	290	8	1950	4	3750	N	N	4703 W EMERSON ST
5	503430	0060	07/20/01	367000	1060	400	8	1952	4	3623	Y	N	2800 BISHOP PL W
5	202120	0771	11/09/01	399800	1100	910	8	1950	4	3082	Y	N	3021 W GARFIELD ST
5	503430	0056	12/07/01	337500	1120	900	8	1952	3	4112	N	N	3615 W FULTON ST
5	202120	0380	11/20/01	339500	1150	320	8	1956	3	5000	Y	N	3016 W HAYES ST
5	137080	2315	09/25/00	483000	1180	500	8	1970	5	3787	Y	N	2509 37TH AV W
5	137080	2725	02/08/01	354000	1180	600	8	1939	3	5000	N	N	2109 MONTVALE CT W
5	323860	0020	10/10/01	582500	1180	1030	8	2001	3	5007	Y	N	3715 W BARRETT ST
5	327130	0745	06/29/00	410000	1210	710	8	1937	4	7656	Y	N	3221 42ND AV W
5	222503	9106	07/27/01	465000	1220	230	8	1950	3	5040	Y	N	2849 39TH AV W
5	137680	0170	02/10/00	319000	1240	300	8	1951	3	7308	Y	N	2646 BISHOP PL W
5	503930	0180	12/12/01	355000	1240	180	8	1948	4	5640	N	N	1920 CLISE PL W
5	327130	0165	04/24/01	385000	1290	480	8	1952	3	5800	N	N	3237 44TH AV W
5	503530	0651	01/14/00	460000	1300	820	8	1950	4	6200	N	N	3445 MAGNOLIA BL W
5	327180	0305	08/28/00	500000	1310	350	8	1948	4	5800	Y	N	3040 43RD AV W
5	137080	3010	01/26/01	550000	1310	550	8	1941	4	5500	N	N	1921 EDGEMONT PL W

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5	137080	0390	11/28/01	359000	1320	690	8	1951	4	4816	Y	N	2337 EASTMONT WY W
5	137080	4400	10/08/01	295000	1330	480	8	1947	3	5688	N	N	2114 WOLFE PL W
5	354790	0036	09/05/00	397700	1350	400	8	1961	4	4800	N	N	2709 W HOWE ST
5	503730	0060	07/23/01	360000	1350	280	8	1938	4	5750	N	N	1512 28TH AV W
5	327130	0205	12/04/01	439000	1360	1360	8	1952	4	5394	N	N	3215 44TH AV W
5	327180	0985	08/27/01	500000	1390	500	8	1941	5	5800	N	N	3016 42ND AV W
5	137080	0385	07/25/00	550000	1410	280	8	1939	5	4659	Y	N	2121 EDGEMONT PL W
5	354790	0300	08/03/00	297000	1420	0	8	1928	3	5000	N	N	2719 W BLAINE ST
5	137080	2840	04/20/01	710000	1460	1280	8	1940	5	6180	Y	N	1915 35TH AV W
5	137080	0540	03/27/01	425000	1470	200	8	1939	5	5600	Y	N	2333 EYRES PL W
5	137080	2730	03/21/01	354000	1480	280	8	1939	3	5000	N	N	2115 MONTVALE CT W
5	232503	9049	06/06/01	370000	1480	250	8	1955	4	6160	N	N	3110 W CROCKETT ST
5	327130	0155	04/20/00	433000	1520	460	8	1949	4	5800	N	N	3241 44TH AV W
5	327130	0375	02/01/00	415750	1590	700	8	1959	4	5800	N	N	3236 44TH AV W
5	202120	0760	10/18/00	770000	1610	760	8	1937	5	5000	Y	N	1556 30TH AV W
5	395690	0105	09/24/01	950000	1620	790	8	1937	3	6630	Y	N	2621 MAGNOLIA LN W
5	395690	0135	01/02/01	620000	1690	700	8	1941	5	16050	Y	N	2620 PERKINS LN W
5	136430	0357	09/17/01	585000	1690	900	8	1950	5	15053	Y	Y	3003 PERKINS LN W
5	137080	3015	03/06/00	514000	1730	0	8	1946	5	4926	N	N	1925 EDGEMONT PL W
5	503530	0900	03/22/00	444000	1760	350	8	1941	5	11299	N	N	4707 W ROBERTS WY
5	137080	0405	08/08/01	475000	1760	0	8	1930	5	4810	Y	N	2317 EASTMONT WY W
5	503530	1040	12/07/00	538000	1770	0	8	1935	4	20835	Y	Y	4721 W RUFFNER ST
5	137080	2800	08/20/01	450000	1810	400	8	1946	4	5000	N	N	2256 VIEWMONT WY W
5	327180	0055	05/16/01	485000	1880	0	8	1938	4	4756	N	N	3030 VIEWMONT WY W
5	106800	0125	11/17/00	535000	1920	800	8	1938	3	7564	N	N	2829 40TH AV W
5	395690	0035	03/27/01	775000	2140	400	8	1938	3	6634	Y	N	2610 MAGNOLIA LN W
5	503730	0045	03/31/00	613000	2200	600	8	1940	5	5750	Y	N	1526 28TH AV W
5	354790	0320	11/21/00	610000	2290	0	8	1919	4	7500	N	N	2703 W BLAINE ST
5	136430	0294	03/02/00	800000	2680	0	8	1968	4	21339	Y	Y	3225 PERKINS LN W

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5	136430	0030	03/02/00	675000	2690	840	8	1926	5	8670	Y	Y	2333 PERKINS LN W
5	137080	2950	09/06/00	485000	1220	420	9	1948	3	6000	Y	N	1914 EDGEMONT PL W
5	137680	0160	10/31/00	345500	1270	500	9	1953	3	4977	N	N	2668 BISHOP PL W
5	137080	1965	04/26/00	500000	1290	250	9	1936	4	5350	Y	N	2510 WESTMONT WY W
5	137080	0500	10/05/00	890000	1300	1040	9	1995	3	5350	Y	N	2322 EYRES PL W
5	137080	3430	09/19/01	575000	1320	300	9	1951	4	6032	Y	N	3507 W HOWE ST
5	137080	0355	12/13/00	537500	1350	450	9	1954	3	5350	Y	N	2206 EASTMONT WY W
5	137080	2530	08/27/01	398000	1360	0	9	1986	3	2626	Y	N	2411 36TH AV W
5	137080	2375	04/20/01	431500	1390	0	9	1934	4	3104	Y	N	2449 36TH AV W
5	202120	0620	11/21/01	400000	1390	350	9	1956	4	5000	Y	N	2811 W HAYES ST
5	106800	0505	12/06/01	440000	1390	530	9	1939	3	6223	Y	N	2584 39TH AV W
5	137080	1920	02/29/00	500000	1410	400	9	1940	4	5329	N	N	2501 CRESTMONT PL W
5	137080	2080	03/23/00	590000	1420	600	9	1941	4	4106	Y	N	2504 CRESTMONT PL W
5	137080	2494	07/10/01	500000	1430	400	9	1950	3	4916	Y	N	2408 EYRES PL W
5	137080	3345	03/27/00	701000	1440	330	9	1940	4	5634	Y	N	3432 W BLAINE ST
5	137080	2335	12/05/01	525000	1460	570	9	1955	3	5629	Y	N	2520 MONTAVISTA PL W
5	136430	0085	08/03/00	450000	1530	240	9	1949	3	12452	Y	Y	1945 PERKINS LN W
5	187750	0030	01/26/01	625000	1530	600	9	1949	3	8552	Y	N	3914 W BARRETT ST
5	323810	0035	08/03/00	500000	1580	240	9	1947	4	8397	N	N	2843 39TH AV W
5	503430	0005	10/12/00	492500	1640	900	9	1955	3	5210	Y	N	2675 BISHOP PL W
5	137080	1220	08/08/01	450000	1640	210	9	1939	4	3825	Y	N	2515 43RD AV W
5	222503	9112	02/10/01	537675	1650	1400	9	1956	4	9910	Y	N	3712 W ARMOUR ST
5	327180	0795	08/15/00	900000	1660	320	9	1937	4	6960	Y	N	3011 43RD AV W
5	202120	0675	05/24/01	570000	1660	0	9	1936	3	4230	N	N	2803 W GARFIELD ST
5	137380	0265	11/19/01	625000	1700	0	9	1930	5	5991	Y	N	2832 42ND AV W
5	137080	0795	02/24/00	712000	1800	700	9	1927	5	5350	Y	N	2331 W VIEWMONT WY W
5	503530	0670	05/25/01	559000	1850	700	9	1956	3	7564	Y	N	3427 MAGNOLIA BL W
5	503930	0080	06/02/00	470000	1870	1500	9	1955	3	6230	N	N	1920 31ST AV W
5	137080	1475	10/11/00	500000	1900	420	9	1924	4	5350	Y	N	2519 42ND AV W

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5	137380	0055	07/23/01	889000	1980	0	9	1935	4	11495	Y	N	2852 44TH AV W
5	106800	0545	05/12/00	765000	2020	1350	9	1939	5	7770	Y	N	2576 38TH AV W
5	137380	0045	02/09/01	740000	2080	0	9	1938	5	11685	Y	N	2862 44TH AV W
5	327130	0880	11/21/00	565000	2120	0	9	1976	3	8700	Y	N	3226 42ND AV W
5	503530	0699	08/07/00	579000	2160	320	9	1978	3	8662	Y	N	4515 W MCLAREN ST
5	137080	1835	06/22/01	566500	2170	350	9	1928	3	5000	Y	N	2467 WESTMONT WY W
5	137380	0150	03/29/01	700000	2380	400	9	1936	3	6300	Y	N	2844 43RD AV W
5	202120	0511	08/22/01	630000	2380	350	9	1937	5	8960	N	N	1611 30TH AV W
5	137080	2970	08/04/00	885000	2440	270	9	1942	5	6454	Y	N	1932 EDGEMONT PL W
5	202120	0745	12/12/00	740000	2440	240	9	1956	4	5000	Y	N	2906 W EATON ST
5	137080	2060	07/21/01	1E+06	2530	600	9	1946	5	5350	Y	N	2559 CRESTMONT PL W
5	106900	0170	03/28/01	975000	2640	410	9	1952	3	7920	Y	N	2648 42ND AV W
5	137080	0025	11/29/01	598121	2670	0	9	1991	3	5420	Y	N	2011 36TH AV W
5	137080	2160	09/25/01	540000	2680	720	9	1983	3	5000	Y	N	2524 MONTAVISTA PL W
5	137080	3375	04/06/01	467500	2770	450	9	2002	3	5634	N	N	3470 W BLAINE ST
5	137080	2065	03/22/00	620000	2780	1000	9	1939	5	5345	Y	N	2563 CRESTMONT PL W
5	503530	0709	01/04/00	1E+06	2790	0	9	1937	4	16940	Y	N	3407 45TH AV W
5	106800	0525	12/04/01	600000	1420	800	10	1941	5	9754	Y	N	2551 38TH AV W
5	395690	0075	05/19/00	760000	1700	1350	10	1937	4	6120	Y	N	2603 MAGNOLIA LN W
5	137080	1815	04/05/00	724950	1940	0	10	1929	4	4816	Y	N	2405 WESTMONT WY W
5	503530	0664	04/20/01	950000	1950	1380	10	1963	4	7985	Y	N	4347 W MCLAREN ST
5	327180	0495	06/29/01	540000	1980	210	10	1988	3	2760	Y	N	3030 MAGNOLIA BL W
5	137080	2345	09/12/01	820000	1980	800	10	1949	5	5094	Y	N	2530 MONTAVISTA PL W
5	137680	0130	06/05/00	715000	2020	310	10	1999	3	6090	Y	N	2635 37TH AV W
5	137080	1840	03/21/00	830000	2080	870	10	1937	4	5000	Y	N	2473 WESTMONT WY W
5	137380	0070	04/21/00	699000	2110	0	10	1935	5	7537	Y	N	2838 44TH AV W
5	327180	0696	07/06/00	645000	2150	600	10	1967	4	6000	Y	N	3001 44TH AV W
5	106800	0335	09/19/01	750000	2180	300	10	1929	4	7801	N	N	2632 40TH AV W
5	137080	0295	04/01/01	646000	2190	300	10	1928	5	4799	Y	N	2210 W VIEWMONT WY W

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5	137080	1035	11/07/00	940000	2200	200	10	1928	3	5500	Y	N	2445 CONSTANCE DR W
5	137080	2005	03/17/00	661500	2250	0	10	1929	4	5318	Y	N	2538 WESTMONT WY W
5	137080	1310	01/17/01	1E+06	2540	240	10	1928	5	5350	Y	N	2453 43RD AV W
5	137380	0185	01/06/00	882500	2590	250	10	1930	4	7581	Y	N	2802 43RD AV W
5	137080	0510	01/31/01	1E+06	2680	500	10	1998	3	5259	Y	N	2312 EYRES PL W
5	137080	1765	08/25/00	535000	2750	600	10	1948	4	4380	Y	N	2314 ROSEMONT PL W
5	327180	1155	04/23/01	1E+06	2940	360	10	1927	5	11600	N	N	3004 VIEWMONT WY W
5	327180	0095	08/24/00	815007	2960	0	10	1937	5	5800	Y	N	3055 VIEWMONT WY W
5	327130	0050	04/03/00	1E+06	3140	1130	10	1987	3	10500	Y	N	3228 MAGNOLIA BL W
5	327180	0910	11/20/01	995000	3170	1380	10	1937	5	5800	Y	N	3017 42ND AV W
5	137080	1540	03/01/01	1E+06	4120	420	10	1919	5	14608	Y	N	2507 W VIEWMONT WY W
5	137080	3195	06/06/00	2E+06	1870	1500	11	1977	3	8193	Y	N	1640 MAGNOLIA BL W
5	136730	0027	07/26/01	955000	1900	720	11	1962	3	27300	Y	N	4517 W DRAVUS ST
5	136730	0070	12/15/00	1E+06	2310	1550	11	1958	4	11367	Y	N	2833 MAGNOLIA BL W
5	323860	0030	12/01/01	925000	2340	1250	11	1991	3	5208	Y	N	3709 W FULTON ST
5	395690	0015	04/24/00	1E+06	2530	610	11	1934	4	9062	Y	N	2256 VIEWMONT WY W
5	137080	3450	05/29/01	1E+06	2540	1080	11	1991	3	5711	Y	N	3525 W HOWE ST
5	503730	0075	04/24/00	660000	2590	2250	11	1955	3	10904	N	N	2700 W GALER ST
5	137080	0895	08/21/00	2E+06	2640	430	11	1934	4	6600	Y	N	2316 MAGNOLIA BL W
5	137080	1715	03/27/01	1E+06	2720	850	11	1995	3	5200	Y	N	2507 WESTMONT WY W
5	137080	1730	11/20/00	1E+06	2780	1090	11	1989	4	5000	Y	N	2517 WESTMONT WY W
5	137080	2235	04/03/00	1E+06	2940	1130	11	1978	3	5000	Y	N	2409 MONTAVISTA PL W
5	137080	1046	08/09/01	1E+06	3100	440	11	1948	4	9900	Y	N	2458 MAGNOLIA BL W
5	327180	0915	06/11/01	1E+06	3110	1140	11	2001	3	5800	Y	N	3011 42ND AV W
5	137080	3235	12/28/01	2E+06	3860	800	11	1939	5	10225	Y	N	1610 MAGNOLIA BL W
7	058200	0495	11/16/00	275000	750	560	6	1939	4	4800	Y	N	3507 28TH AV W
7	423540	0775	05/16/01	259950	820	0	6	1999	3	4800	N	N	4220 34TH AV W
7	691770	0041	05/29/01	335000	830	800	6	1998	3	4800	N	N	4026 32ND AV W
7	058200	0441	10/20/00	305000	840	260	6	1928	3	5280	N	N	3606 29TH AV W

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7	682210	0210	08/10/01	290000	860	0	6	1910	4	6000	N	N	3238 35TH AV W
7	682110	2295	05/01/00	346840	870	870	6	1945	3	6496	Y	N	3035 30TH AV W
7	691770	0900	08/27/01	280000	890	0	6	1941	3	5760	N	N	3817 30TH AV W
7	691770	1125	10/11/00	260000	940	0	6	1944	4	6000	N	N	3818 32ND AV W
7	691770	0025	07/24/01	269000	1000	0	6	1918	4	4800	N	N	4048 32ND AV W
7	682110	0590	06/18/01	270000	1160	0	6	1910	4	6000	N	N	3830 36TH AV W
7	058200	0675	03/29/01	321000	1430	170	6	1944	4	6000	N	N	3522 32ND AV W
7	682110	0595	05/29/01	337000	1540	0	6	1910	5	6000	N	N	3836 36TH AV W
7	682110	0210	08/21/00	355000	1790	590	6	1910	5	6000	N	N	4028 34TH AV W
7	058200	0285	12/05/01	370000	660	320	7	1959	4	3840	N	N	3611 30TH AV W
7	682110	1366	02/12/01	214000	720	0	7	1943	3	4800	N	N	3509 W EMERSON ST
7	423540	1050	05/08/01	282000	720	400	7	1943	4	4800	N	N	4323 32ND AV W
7	682110	1415	08/07/00	329950	760	700	7	1943	5	6000	N	N	3607 35TH AV W
7	682110	1885	12/14/00	278500	780	780	7	1944	3	6000	N	N	3425 32ND AV W
7	423540	0845	02/22/00	237500	790	250	7	1944	4	5520	N	N	4237 33RD AV W
7	682210	0160	12/18/01	296000	790	240	7	1945	4	6000	N	N	3215 34TH AV W
7	736960	0141	08/30/00	279000	810	0	7	1944	4	4166	N	N	4118 W BERTONA ST
7	691770	1020	05/25/00	307000	830	230	7	1940	4	7320	N	N	3843 31ST AV W
7	682110	1615	06/13/01	206500	830	0	7	1953	4	6000	N	N	3445 34TH AV W
7	142503	9019	10/22/01	269950	830	0	7	1942	3	6400	N	N	3003 31ST AV W
7	503830	0050	01/04/00	293000	840	1000	7	1942	4	6200	N	N	2643 31ST AV W
7	682110	1270	09/01/00	269500	840	200	7	1946	4	6000	N	N	3633 34TH AV W
7	423540	0995	01/05/01	304000	840	210	7	1944	5	6000	N	N	4209 32ND AV W
7	137080	4245	05/31/01	379000	840	220	7	1942	4	4589	N	N	3553 W RAYE ST
7	058200	0245	08/14/01	330000	850	600	7	1944	4	6000	N	N	3620 32ND AV W
7	682210	0680	09/06/01	268950	860	0	7	1945	4	6000	N	N	3043 34TH AV W
7	682110	1030	03/24/00	389000	870	240	7	1945	4	6000	N	N	3627 32ND AV W
7	137780	0055	03/02/01	308000	870	380	7	1943	4	7000	N	N	2852 36TH AV W
7	682210	0745	08/21/00	300000	880	310	7	1942	4	6000	N	N	3012 35TH AV W

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7	682110	1840	10/16/00	280000	880	880	7	1943	3	2343	N	N	3448 34TH AV W
7	423540	0970	03/09/00	270000	890	600	7	1942	4	4800	N	N	4212 33RD AV W
7	137080	4075	03/14/00	255000	890	0	7	1941	4	5000	N	N	2509 35TH AV W
7	682110	1510	02/22/01	264950	890	300	7	1910	4	6000	N	N	3433 35TH AV W
7	423540	0875	10/24/01	285000	890	340	7	1949	3	4800	N	N	4257 33RD AV W
7	503830	0025	06/02/00	289000	900	450	7	1942	3	5796	N	N	2801 31ST AV W
7	087100	1484	08/18/00	330000	900	0	7	1947	4	5816	N	N	3619 39TH AV W
7	423540	0810	01/27/00	275000	910	600	7	1944	4	4800	N	N	3308 W ELMORE ST
7	894110	0045	08/10/00	332500	910	430	7	1945	4	9240	N	N	3700 W TILDEN ST
7	682110	0540	02/20/01	235000	910	0	7	1944	4	6000	N	N	3815 35TH AV W
7	137080	4045	05/14/01	293000	910	0	7	1942	4	6000	N	N	2542 35TH AV W
7	812770	0365	11/08/01	262000	910	180	7	1941	3	6125	N	N	2524 31ST AV W
7	058200	0350	09/08/01	318000	920	400	7	1942	4	6000	N	N	3603 29TH AV W
7	503530	0090	02/14/00	345000	930	0	7	1939	4	6000	N	N	3644 41ST AV W
7	058200	0227	08/07/00	280000	930	600	7	1951	3	3200	N	N	3108 W RUFFNER ST
7	812770	0775	08/17/01	340000	930	460	7	1939	3	4640	Y	N	2441 28TH AV W
7	058200	0195	06/06/00	400000	940	740	7	1941	4	6000	N	N	3720 32ND AV W
7	682110	1590	05/29/01	222000	940	0	7	1943	3	5760	N	N	3448 36TH AV W
7	142503	9007	05/01/00	232000	950	0	7	1947	3	6400	N	N	3002 32ND AV W
7	666200	0060	08/18/00	283000	950	0	7	1941	4	5626	N	N	3313 39TH AV W
7	691770	0710	03/07/01	356000	950	500	7	1941	4	5000	N	N	3853 29TH AV W
7	682210	0380	01/20/00	230000	960	0	7	1951	3	6000	N	N	3219 32ND AV W
7	812770	0675	02/10/00	277950	970	100	7	1947	4	3060	Y	N	2909 W SMITH ST
7	682310	0135	06/28/01	349950	970	230	7	1941	4	7200	N	N	2630 34TH AV W
7	682160	0445	08/01/00	339000	980	0	7	1945	3	6600	N	N	3002 30TH AV W
7	137730	0215	11/20/01	277000	980	0	7	1941	4	6240	N	N	2638 35TH AV W
7	682110	1080	10/09/00	294000	990	100	7	1950	4	5400	N	N	3622 33RD AV W
7	682210	0780	05/15/00	288565	1000	210	7	1942	5	6000	N	N	3046 35TH AV W
7	137080	4174	06/12/00	290000	1000	0	7	1947	4	4956	N	N	2512 36TH AV W

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7	682210	0655	03/22/01	263000	1000	0	7	1946	3	6840	N	N	3042 34TH AV W
7	701070	0590	06/12/01	275000	1000	220	7	1955	4	4280	N	N	4327 31ST AV W
7	701070	0595	08/01/00	291000	1010	400	7	1949	4	5920	N	N	4322 32ND AV W
7	682210	0345	04/06/01	320000	1010	330	7	1952	4	3000	N	N	3209 W BERTONA ST
7	812770	0130	08/09/01	323000	1020	200	7	1938	4	4640	N	N	2532 29TH AV W
7	894110	0150	04/12/00	285000	1030	500	7	1945	4	5816	N	N	3621 38TH AV W
7	503530	0110	04/07/00	332000	1040	300	7	1939	4	6000	N	N	3649 41ST AV W
7	087100	0584	07/31/00	304000	1040	250	7	1947	4	5357	N	N	3457 37TH AV W
7	503830	0035	12/12/01	325000	1040	740	7	1942	3	6300	N	N	2813 31ST AV W
7	087100	0560	05/01/00	352500	1060	300	7	1946	5	5102	N	N	3440 38TH AV W
7	682110	0485	12/24/01	288000	1060	0	7	1942	4	6480	N	N	4046 36TH AV W
7	894110	0100	03/27/00	309000	1070	470	7	1945	4	6224	N	N	3620 38TH AV W
7	682210	0166	05/24/00	261000	1070	0	7	1942	4	5263	N	N	3209 34TH AV W
7	682110	1895	11/13/00	294000	1070	400	7	1946	3	6000	N	N	3415 32ND AV W
7	682160	0115	08/11/00	367000	1080	140	7	1926	3	6000	Y	N	3226 30TH AV W
7	682210	0401	12/21/00	299000	1080	700	7	1952	4	4340	N	N	3222 W DRAVUS ST
7	087100	1686	06/26/01	257000	1080	0	7	1946	4	5000	N	N	4013 W EMERSON ST
7	137780	0100	07/21/01	298500	1080	0	7	1942	4	6912	N	N	2823 35TH AV W
7	682210	0231	11/16/00	300000	1090	220	7	1947	3	6000	N	N	3309 W BERTONA ST
7	119300	0640	11/30/00	380000	1100	0	7	1928	4	6000	Y	N	2829 29TH AV W
7	137730	0050	08/13/01	300000	1100	250	7	1941	3	8580	N	N	2660 36TH AV W
7	812770	0205	06/05/00	349950	1120	360	7	1938	3	8400	Y	N	2531 29TH AV W
7	701070	0351	01/09/01	380000	1120	760	7	1951	5	4800	Y	N	3107 W MANSELL ST
7	666200	0065	11/30/00	360000	1130	0	7	1948	4	5634	N	N	3320 40TH AV W
7	137730	0105	12/14/01	244000	1130	0	7	1941	4	6240	N	N	2633 35TH AV W
7	087100	1740	02/09/00	329950	1160	410	7	1954	4	5153	N	N	3640 ARAPAHOE PL W
7	682110	1975	05/04/00	335000	1160	150	7	1946	3	6000	N	N	3454 33RD AV W
7	682310	0122	02/20/01	227500	1170	0	7	1942	3	4824	N	N	3323 W ARMOUR ST
7	682110	0200	05/09/00	255000	1180	500	7	1908	5	6000	N	N	4018 34TH AV W

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7	137780	0145	05/19/01	325000	1180	0	7	1942	5	6784	N	N	2845 35TH AV W
7	058200	0021	03/05/01	355000	1190	930	7	1957	3	4980	N	N	3705 28TH AV W
7	701070	0401	04/25/01	455000	1200	500	7	1958	4	3000	Y	N	3114 W ELMORE ST
7	691770	0650	06/26/00	359500	1260	810	7	1946	3	23160	N	N	3838 29TH AV W
7	691770	0960	07/30/01	334750	1290	660	7	1941	4	6000	N	N	3830 31ST AV W
7	222503	9077	12/07/00	282000	1330	0	7	1942	4	7040	N	N	2655 34TH AV W
7	682110	0035	06/06/01	355000	1340	900	7	1944	4	6000	N	N	4027 32ND AV W
7	682210	0415	10/26/01	340000	1350	310	7	1953	4	6000	N	N	3212 33RD AV W
7	682310	0031	06/09/00	287900	1370	0	7	1921	4	4880	N	N	3314 W ARMOUR ST
7	682110	0700	09/13/01	370000	1370	900	7	1970	4	6000	N	N	3820 35TH AV W
7	682110	1445	06/06/01	380000	1400	600	7	1908	4	6000	N	N	3622 36TH AV W
7	286460	0025	02/24/00	353000	1480	250	7	1946	4	6150	N	N	3213 36TH AV W
7	812770	0250	10/06/00	351000	1500	500	7	1927	5	8400	Y	N	2518 30TH AV W
7	812770	0391	04/09/01	400000	1500	180	7	1926	4	5500	N	N	2556 31ST AV W
7	682110	1355	07/06/01	425000	1510	500	7	1908	4	5040	N	N	3654 35TH AV W
7	682110	0945	08/16/00	309000	1530	930	7	1950	5	6000	N	N	3814 33RD AV W
7	682110	0255	02/23/00	265500	1550	0	7	1975	4	3200	N	N	4051 34TH AV W
7	682110	1620	06/22/01	379950	1650	0	7	1907	4	6000	N	N	3439 34TH AV W
7	058200	0865	07/19/01	449000	1660	0	7	1941	4	7200	N	N	3421 28TH AV W
7	812770	0451	10/11/00	425000	1690	0	7	1931	4	6375	N	N	2503 31ST AV W
7	286460	0135	06/26/01	290000	1710	450	7	1945	3	4545	N	N	3718 W DRAVUS ST
7	682160	0170	10/10/00	374000	1720	520	7	1939	3	6000	N	N	3227 28TH AV W
7	142503	9035	08/01/00	349900	1820	540	7	1900	5	6800	N	N	3029 31ST AV W
7	137080	4090	01/25/00	360000	1910	700	7	1942	4	5000	N	N	2523 35TH AV W
7	682110	1810	10/25/00	400000	1970	880	7	1990	3	5664	N	N	3422 34TH AV W
7	504130	0065	05/03/00	250000	730	0	8	1942	4	5419	N	N	3011 36TH AV W
7	503530	0380	02/16/01	400000	860	190	8	1942	4	5482	N	N	3429 42ND AV W
7	087100	0618	07/31/01	313000	890	0	8	1949	3	4458	N	N	3717 W RUFFNER ST
7	701070	0585	12/15/00	290000	920	200	8	1953	3	4680	N	N	4321 31ST AV W

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7	235180	0080	03/30/01	373650	990	740	8	1945	4	6149	Y	N	3303 37TH AV W
7	503530	0745	06/01/01	325000	990	500	8	1952	3	2804	Y	N	3639 43RD AV W
7	701070	0335	10/12/00	325000	1000	480	8	1977	3	6880	N	N	3000 W ELMORE ST
7	701070	0405	11/08/00	335000	1040	0	8	1947	4	5000	Y	N	3108 W ELMORE ST
7	682310	0241	04/16/01	299000	1050	0	8	1949	3	6000	N	N	2621 32ND AV W
7	058200	0070	08/01/01	335000	1080	0	8	1951	4	6000	N	N	3717 29TH AV W
7	682110	0220	08/27/01	275000	1080	230	8	1949	4	6000	N	N	4036 34TH AV W
7	503530	0505	06/19/01	336000	1100	520	8	1948	3	4261	N	N	3618 43RD AV W
7	137080	3916	07/25/00	375000	1110	520	8	1948	4	5123	N	N	2462 36TH AV W
7	087100	1911	06/25/01	339950	1110	230	8	1951	4	4592	N	N	3435 40TH AV W
7	423540	0759	07/13/01	300000	1110	800	8	1946	4	7200	N	N	4232 34TH AV W
7	286460	0035	09/24/01	369000	1110	1110	8	1948	3	4612	N	N	3207 36TH AV W
7	503530	0080	10/31/00	337500	1130	380	8	1940	4	6000	N	N	3632 41ST AV W
7	812770	0080	02/29/00	395000	1150	350	8	1927	4	7192	Y	N	2503 28TH AV W
7	137080	3860	07/18/01	345000	1150	280	8	1941	4	5211	Y	N	2428 36TH AV W
7	503530	0747	09/25/01	350000	1150	330	8	1952	3	4440	N	N	4311 W EMERSON ST
7	503530	0045	04/18/00	435000	1160	480	8	1940	5	7200	N	N	3606 41ST AV W
7	119300	0635	04/17/00	455000	1190	230	8	1928	4	6000	Y	N	2833 29TH AV W
7	503530	0475	03/27/00	395000	1200	0	8	1938	4	7599	N	N	3406 MAGNOLIA BL W
7	812770	0226	10/23/01	503800	1200	1010	8	1938	5	4940	Y	N	2501 29TH AV W
7	503830	0010	04/06/01	321250	1210	500	8	1953	3	6300	N	N	2812 32ND AV W
7	087100	1980	02/01/01	335000	1220	250	8	1954	4	4082	N	N	3414 ARAPAHOE PL W
7	682110	2195	10/19/00	347000	1230	330	8	1951	3	9240	Y	N	3211 30TH AV W
7	058200	0280	11/21/00	347900	1240	800	8	1941	4	7680	Y	N	3617 30TH AV W
7	813670	0030	08/07/01	334000	1260	350	8	1950	3	6223	N	N	2820 31ST AV W
7	286460	0045	03/06/01	365000	1270	750	8	1948	4	4612	N	N	3201 36TH AV W
7	087100	0435	12/21/00	325000	1310	0	8	1949	3	6122	N	N	3403 37TH AV W
7	813670	0090	12/01/00	319500	1320	110	8	1952	3	6174	N	N	2822 32ND AV W
7	087100	0160	12/19/00	354050	1320	630	8	1963	4	5102	N	N	3463 36TH AV W

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7	813670	0065	01/21/00	310000	1330	0	8	1953	4	6174	N	N	2844 32ND AV W
7	813570	0060	01/26/01	365000	1330	700	8	1952	3	6223	N	N	2845 30TH AV W
7	087100	1795	08/28/00	450000	1350	460	8	1953	4	6015	N	N	3626 ARAPAHOE PL W
7	503530	0385	02/08/01	365000	1350	0	8	1939	4	6388	N	N	3425 42ND AV W
7	504230	0210	08/22/01	505000	1350	120	8	1937	4	5650	Y	N	2622 29TH AV W
7	812770	0400	11/26/01	360000	1350	0	8	1928	5	5625	N	N	2564 31ST AV W
7	812770	0050	10/17/01	430000	1380	0	8	1928	4	4640	Y	N	2529 28TH AV W
7	503530	0150	08/15/00	327000	1400	700	8	1941	4	5463	N	N	3622 VIEWMONT WY W
7	137080	3883	08/28/01	350000	1430	0	8	1952	4	3238	N	N	2445 PIEDMONT PL W
7	701070	0634	03/20/01	370000	1450	340	8	1980	3	4000	Y	N	4338 32ND AV W
7	137080	3900	03/16/01	410000	1460	500	8	1949	4	5536	Y	N	2454 36TH AV W
7	682160	0155	02/07/00	329000	1470	330	8	1942	5	6000	N	N	3241 28TH AV W
7	682210	0365	09/13/00	375000	1500	830	8	1962	3	6000	N	N	3233 32ND AV W
7	504080	0050	07/30/01	449500	1550	0	8	1941	4	5922	N	N	3033 38TH AV W
7	682110	2200	03/08/01	345000	1580	740	8	1951	4	9240	N	N	3201 30TH AV W
7	504080	0028	05/16/01	533000	1580	410	8	1941	4	6826	N	N	3019 38TH AV W
7	666200	0055	12/13/01	313000	1590	0	8	1941	4	5240	N	N	3305 39TH AV W
7	504080	0010	06/01/00	445000	1760	280	8	1941	4	5922	Y	N	3007 38TH AV W
7	235180	0135	08/02/01	465000	1780	310	8	1946	5	5142	N	N	3311 36TH AV W
7	682160	0210	11/27/01	448350	1800	0	8	1930	4	6000	N	N	3212 29TH AV W
7	503830	0160	03/23/01	482500	1850	870	8	1949	4	6350	Y	N	2816 29TH AV W
7	682110	1985	02/18/00	389000	1960	840	8	1986	3	5760	N	N	3249 31ST AV W
7	894110	0020	04/06/01	525000	2060	1370	8	1990	4	5816	Y	N	3620 37TH AV W
7	137780	0265	04/11/00	458000	2550	0	8	1993	3	6400	N	N	2827 34TH AV W
7	137780	0115	09/07/01	459000	2580	0	8	1942	5	6784	N	N	2829 35TH AV W
7	058200	0650	09/22/00	435000	2640	360	8	1986	3	6000	N	N	3521 31ST AV W
7	503530	0280	02/01/01	465000	1160	900	9	1941	4	5293	N	N	3601 VIEWMONT WY W
7	812770	0342	07/24/00	369950	1180	980	9	1954	4	3782	N	N	2501 30TH AV W
7	812770	0695	07/17/01	580000	1330	400	9	1939	4	6300	Y	N	2425 29TH AV W

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7	812770	0685	03/05/01	660000	1460	270	9	1940	4	6300	Y	N	2437 29TH AV W
7	682160	0330	05/18/00	450000	1530	270	9	1941	4	6000	Y	N	3014 29TH AV W
7	682160	0390	03/20/01	495000	1560	750	9	1926	3	6000	Y	N	3037 29TH AV W
7	119300	0510	03/29/00	500000	1580	310	9	1951	5	6000	Y	N	2840 29TH AV W
7	058200	0751	05/14/01	380000	1620	760	9	1932	3	9720	Y	N	3421 30TH AV W
7	503530	0408	02/15/01	425000	1660	0	9	1951	4	5841	N	N	3410 43RD AV W
7	504230	0190	06/01/00	700000	1720	2000	9	1936	5	6550	Y	N	2635 29TH AV W
7	119300	0500	03/10/00	515000	1730	0	9	1936	4	6000	Y	N	2848 29TH AV W
7	682160	0480	06/01/01	580000	1740	750	9	1940	4	6000	Y	N	3034 30TH AV W
7	503530	0485	04/27/00	439000	1750	0	9	1979	3	5010	N	N	3638 43RD AV W
7	119300	0565	04/25/00	619000	1780	0	9	1928	4	6000	Y	N	2909 28TH AV W
7	701070	0660	05/03/00	442000	1940	0	9	2000	3	4000	N	N	4320 32ND AV W
7	503530	0285	10/26/00	775000	2080	330	9	1913	5	6016	N	N	3600 MAGNOLIA BL W
7	812770	0715	11/30/01	635000	2150	470	9	2001	3	3315	Y	N	2908 W MCGRAW ST
7	701070	0665	05/18/00	595000	2190	1400	9	1999	5	8000	N	N	4314 32ND AV W
7	152503	9041	11/17/00	500000	1890	950	10	1977	4	7350	Y	N	3909 W BERTONA ST
7	504230	0270	07/12/00	539000	2020	120	10	1933	4	5650	Y	N	2641 28TH AV W
7	812770	0705	06/22/01	899000	2150	400	10	1997	3	5002	Y	N	2415 29TH AV W
7	812770	0132	06/01/01	800000	2420	760	10	2001	3	4628	Y	N	2538 29TH AV W
7	812770	0135	06/28/00	527000	2460	940	10	2001	3	4628	Y	N	2542 29TH AV W
7	286460	0390	02/10/01	625000	2810	0	10	1992	4	3075	Y	N	4000 W DRAVUS ST
7	152503	9043	02/22/01	950000	3040	640	11	1996	3	5228	Y	N	3049 38TH AV W

**Vacant Sales Available to Develop the Valuation Model
Area 11**

There are an insufficient number of vacant sales to develop a valuation model.